

This instrument was prepared by

5236 Harvest Ridge Lane  
Birmingham, AL 35243

(Name) **LARRY L. HALCOMB**  
(Address) **3312 OLD HENRICHS HIGHWAY  
BIRMINGHAM, ALABAMA 35209**

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty thousand and no/100 ----- (\$ 120,000.00

to the undersigned grantor, Don Kirby Construction, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

James Stephen Brown and Alice K. Brown

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to wit:

Lot 77, according to the survey of Meadow Brook, 11th Sector, as recorded in Map Book 9,  
page 6 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby  
County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1985.

Subject to restrictions, building lines, easements, rights of way and agreement with  
Alabama Power Company of record.

RECORDING FEES

|               |    |       |
|---------------|----|-------|
| Mortgage Tax  | \$ |       |
| Deed Tax      |    | 12.00 |
| Mineral Tax   |    |       |
| Recording Fee |    | 2.50  |
| Index Fee     |    | 1.00  |
| TOTAL         | \$ | 15.50 |

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1985 SEP 30 AM 10:00

Thomas A. Henderson, Jr.  
JUDGE OF PROBATE

\$ 108,000.00 of the purchase price was paid from the proceeds of a mortgage loan  
closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of  
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances.

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Don Kirby  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of September 19 85

ATTEST:

Don Kirby Construction, Inc.

By

President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Larry L. Halcomb

a Notary Public in and for said County in said

State, hereby certify that Don Kirby  
whose name as President of

Don Kirby Construction, Inc.  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being  
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

Given under my hand and official seal, this the 26th day of September

19 85

Larry L. Halcomb

Notary Public

My Commission Expires 1/23/86